

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, SEPTEMBER 9, 2019, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Sean Strollo, Vice Chairman; Jeff Natale, Secretary

Members: Robert Brucato, S. Woody Dawson, Gil Linder, Louis Todisco.

Alternates: Robert Anderson, Tom Selmont and Donald Walsh

Absent: Earl J. Kurtz, Matthew Bowman, John Kardaras

Staff: William Voelker, Town Planner; Dept. of Education COO Vincent Masciana

Guest: David Veleber, Town Council Liaison

I. CALL TO ORDER

Chairman Strollo called the public hearing to order at 7:31 p.m.

Chairman Strollo read the emergency public service notice.

II. ROLL CALL

The Clerk called the roll.

III. DETERMINATION OF QUORUM

Following roll call a quorum was determined to be present.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

Secretary Natale read the call of public hearing for the applications.

V. BUSINESS

1. **Special Permit Application**
Town of Cheshire
157 Sandbank Road
Relocation and Enlargement of
Existing office space.

P.H. 7/22/19
P.H. 9/09/19
MAD 11/13/19

Ryan McEvoy, P.E. Milone and MacBroom, represented the applicant. At the last public hearing there were questions about lighting on the subject property. The applicant is seeking approval to enlarge the office space by 50% at the bus depot facility located on the south side of Sandbank road just west of Highland Avenue.

On the map, Mr. McEvoy pointed out the existing building (gray color), bus parking paved lot, and noted the site is 2.5 acres in size. The application has received Chesprocott approval, and there is no change in the impervious coverage as a result of the improvements.

The current site lighting was reviewed. There are five (5) utility poles with flood lights; they are lit from dusk to dawn for safety reasons; they illuminate the parking area; they are located parallel to and along Sandbank Road; they are 25 feet high; there are motion lights on the existing building. Mr. McEvoy said there are no additions or modifications to the existing site lights, as they are adequate to meet the needs of the bus facility. There will be some wall mounted lights on the new building, with more illumination, and pointing away from Sandbank Road; lighting around the building is for safety purposes.

There were no questions or comments. Chairman Strollo closed the public hearing.

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| 2. Resubdivision Application | P.H. 9/09/19 |
| <u>Paul Falco</u> | MAD 11/13/19 |
| Wallingford Road | |
| 2-lots | |
| 3. Special Permit Application | P.H. 9/09/19 |
| <u>Paul Falco</u> | MAD 11/13/19 |
| Wallingford Road | |
| Rear Lot Access | |

David Carson, OCC Group, represented the applicant. The site is 3.3 acres, in an R-40 zone, with a one-family house accessed by a gravel driveway out to Wallingford Road. The plan, originally developed in 2011 for construction of the 2nd house on the property, was approved by Chesprocott and IWW, but the applicant did not go forward with the resubdivision application. Mr. Carson noted that the applicant is now back with the originally approved plans, resubmitted and approved by Chesprocott and IWW. The plans have been reviewed by the Engineering Department, Regional Water Authority, with no specific revisions required.

Town Planner Voelker read comments into the record from the following:

- Cheshire Fire Department dated 9/4/19
- RWA dated 8/29/19
- Town Engineering Department dated 8/31/19.

Mr. Carson stated the applicant will comply with any and all conditions and recommendations of the agencies.

For the Cheshire Fire Department (CFD), Mr. Carson stated the plans have been revised to address their comments, particularly certification for support of 75,000 pound fire apparatus on the site. The rear lot access way is designed in excess of town standards for support of CFD apparatus. The two lots are both more than 1.5 times what is required for the zone, and suitable land area on both lots is also 1.5 times more than what is the required minimum.

Mr. Natale asked about meeting all CFD requirements.

The Commission was informed by Mr. Carson that the applicant, Mr. Falco, owns a cellular concrete company, and the house will be a single story cellular concrete structure, with no basement and will be an on-grade house.

It was noted by Mr. Voelker that CFD appreciates the consideration by the applicant for support of the fire apparatus.

The issue of Lot A/existing cross over of the brook was raised by Mr. Brucato, who asked if it would support a fire truck.

According to Mr. Carson this is an existing condition. He said the minimum cover on the pipe is designed as Class 5 reinforced concrete pipe with 1-2 inches of cover. This will support the maximum load of 32 pounds per axle. This is an existing condition, but Mr. Carson said it cannot be certified.

Mr. Todisco asked about the existing driveway from Wallingford Road to the existing house, and if that will be the same driveway under the application.

In response, Mr. Carson said “no”...there will be a standard rear lot access way with 15 feet of pavement and 6 foot storm shoulders. One driveway will serve both houses.

The Subdivision Regulations on rear lots were noted by Mr. Todisco who said the Commission must incorporate a finding that the rear lot access way would not be appropriate for a Town road. To him, this rear lot access way would not be appropriate for a Town road...it is not much more than a driveway which will be improved.

Stating that is correct, Mr. Carson said the driveway is currently gravel and not paved.

Mr. Voelker explained that the new driveway must be paved according to the regulations.

Mr. Brucato talked about original Lot #1 driveway, and asked if this is coming off the new one, or will have its own driveway.

The Commission was told by Mr. Carson that the present driveway connection will be abandoned, and the new driveway will service the existing house and rear lot.

There were no further questions or comments. Chairman Strollo closed the public hearing.

**4. Resubdivision Application
Ricci Construction Group Inc.
Crestwood Drive – 2 lots**

**P.H. 9/09/19
MAD 11/13/19**

Town Planner Voelker read the following comments into the record:

- Cheshire Fire Department dated 9/4/19
- Regional Water Authority dated 8/27/19

John Milone, P.E. Milone and MacBroom, LLC represented the applicant. Mr. Milone explained this is a resubdivision of a recently approved lot in a three-lot subdivision. The site is 4.25 acres in size; it is in an R-80 zone; and the home was originally proposed in the area shown on the plans. The applicant decided to move the home into the southeast corner of the property and constructed the home there.

At this time, the applicant is looking to further subdivide the lot and put the home back where it was originally planned. There is IWW approval for the home construction with a driveway and septic system as shown, with gutters and leaders tied into the storm water management basin, which is oversized in this area. There is no discharge from drainage.

Mr. Milone advised that Engineering comments have been addressed. Cheshire Fire Department comments were received and the applicant has no objections to inclusion of the comments into the application approvals.

On the map, Mr. Milone pointed out the original approved lot. He said the proposed line splits the lot into 2 acre and 2.5 acre parcels. The house is already built on the 2.5 acre parcel, and the proposed house will sit on the 2 acre parcel. The original subdivision is shown on the map; the original lot was oversized at 4.5 acres, and the applicant is looking to splitting the lot in half.

There were no further comments or questions. Chairman Strollo closed the public hearing.

VI. ADJOURNMENT

MOTION by Mr. Dawson; seconded by Mr. Selmont.

MOVED to adjourn the public hearing at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk